

Chinatown Neighborhood Council to hold election Dec. 1. Find out who's running for which seats.

Turn to Page 2



See Photos of the ABCD Anniversary Dinner.

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Nov. 15-Dec. 6 Vol. XXXX

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Many Sides of Kensington Place

Is This The Best Building For Chinatown and the Midtown Cultural District? You Decide.

By Adam Smith

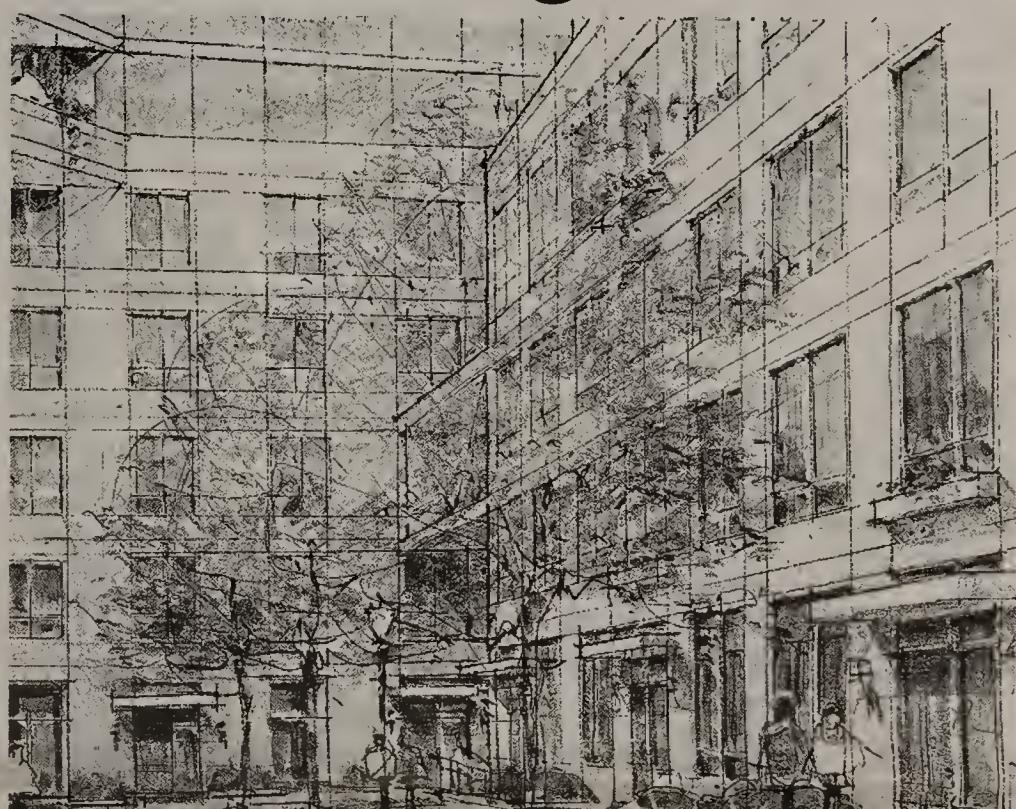
The images are tempting. Small trees line a courtyard. A glass canopy over Boylston Square alley protects pedestrians from the harsh New England weather. A new, towering apartment complex replaces a messy-looking lot full of old brick buildings.

And on top of all that, one of the Combat Zone's remaining nude dancing clubs disappears, as does a cigar shop that specializes in adult videos and magazines, making way for a modern structure.

The corner of La Grange and Washington Streets surely hasn't looked this good in a long, long time.

Then the developer's slide show of sketches and computerized renderings ends, and it becomes obvious that things really aren't so simple.

(CONTINUED PAGE 3)



Artist's sketch of Kensington Place; provided by the Architectural Team

BSO Starts Chinatown Community Partnership



Boston Symphony Orchestra Violinist Xin Ding performing for Chinatown residents

By Adam Smith

During a her talk about violin playing, the Chinese-born musician Xin Ding took a question from a mother in an audience of about 30 Chinatown residents.

"When you were little and your mom would watch over you while you were practicing the violin, did you hate her?" asked the mother as her child listened carefully.

"Honestly, I did," said Ding. But now that she is working as a violinist for the world-renowned Boston Symphony Orchestra, Ding said, she appreciates what her mother did.

Ding's audience, a group of families who belong to the Wang YMCA, St. James Church on Harrison Ave. and the Quincy School, asked the musician how she got started playing the violin, how to practice best, how she finds creative expression through playing and, of course, about her childhood and relationship to her "tough" violinist mom.

(Ding now realizes that her four-hours-
(CONTINUED PAGE 2)

ALSO INSIDE:

Rev. Tom Lee / Sampan Advice;
Election Opinion Story

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COMMUNITY NOTE

Morning Calm Book Reading

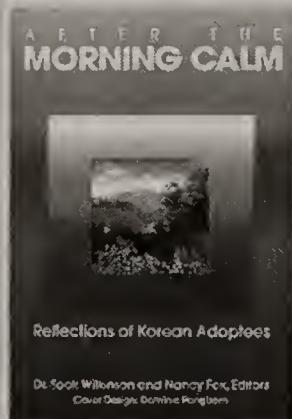
The Asian American Resource Workshop is co-sponsoring a book reading for "After the Morning Calm: Reflections of Korean Adoptees An anthology by international Korean Adoptees" on Nov. 23, 1-4 p.m. at Tufts in Medford.

Discussing the book, which is a collection of stories by Korean adoptees, will be the work's editors Dr. Sook Wilkinson and Nancy Fox, and reading from the book will be its contributors, Mi Ok Song Bruining, Chris Regan, Eileen Thompson-Issaacs, and Nikos Raleigh.

"After the Morning Calm" is a collection of stories and poems by 26 adopted Koreans. The ages of the writers range from 18 to 66. Most of the Korean adoptees were raised in America. Two grew up in Europe. "These voices tell their individual stories in prose and verse, offering personal insights into the issues of being trans-racial adoptees, of going through the pains of adoption and coming to terms with one's identity, being accepted and succeeding in the larger community and giving back, and finally finding his or her own place in the world," according to the book's Web site.

The event will be at Pearson Hall 104, with a reception in the South Hall Lounge. The event is sponsored by Asian American Resource Workshop, Asian Sisters In Action, Boston Korean Adoptees (BKA), and Tufts Korean Students Association (KSA) Big Brothers/Big Sisters Association.

Call (617) 426-5313

BSO AND CHINATOWN
FROM COVER

a-day of practice did in fact pay off.)

After last Saturday morning's talk finished, the group walked upstairs to Symphony Hall for a BSO family concert, in which Ding and other BSO musicians performed works by Holst, Mozart, Charles Ives and other greats.

Designed for families, the concert featured conductor Christopher Wilkins who between each performance would walk among the audience and talk about the composers and ask kids questions.

"What do you know about Mozart?" Wilkins asked a child who was happy to take the question.

"At age four he taught himself the violin in 10 minutes," was the response. Giggles followed.

The \$18 family concert and talk by Ding were free for Chinatown residents because of the BSO's recent effort to invite families of the neighborhood to come out to Symphony Hall, said Leslie Wu Foley, the BSO's Associate Director of Education and Community Programs.

This season, said Wu Foley, the BSO is starting a "Chinatown partnership."

"The idea is that we want the community to feel more comfortable with the BSO," she said.

For the past 15 years the BSO has been working with other communities by providing free tickets to concerts, inviting families to Tanglewood concerts for free, bringing concerts to the communities and hosting music talks and performances.

Other areas in which the BSO has community partnerships are Roxbury, Chelsea, Peabody, Lawrence, Lynn, and Worcester.

"The Chinatown partnership came about because it was time," said Wu Foley.

She said that goal of the partnership is to build music appreciation.

Funding for the concerts mostly comes from grants from foundations.

So far only a handful of Chinatown groups are involved in the partnership -- the Quincy School, the Wang YMCA and St. James Church.

According to Wu Foley, other groups

who are interested should contact the BSO for a possible partnership.

"It really becomes a dialog. We hope our partners in Chinatown are comfortable coming to us whenever they think that we can be supportive of their efforts,"

she said.

Other upcoming concerts include a March 9 Chamber Music Concert at St. James Church at 3 p.m. and a BSO family concert on May 3 at 10 a.m.



Top: Xin Ding talks and discusses violin playing to Chinatown residents. Above, the BSO performs Holst's "Jupiter" at the Saturday family concert.

CNC Election Dec. 1

The Chinatown Neighborhood Council will hold its election on Dec. 1.

The seats up for election are one for 'other' and two for 'agency,' 'organization' and 'business.' Currently holding the seats (in order) are Bill Moy, Ruth Moy, Richard Chin, Roman Chan, Paul Lee, David Moy (not to be confused with the David Moy at BCNC) and Freddie Mui.

Those running for the seats are: Bill Moy for the 'other' category, Ruth Moy and Richard Chin for the 'agency' category, Patricia

Moy and Paul Lee for the 'organization' category, and David Moy and Rudy Chen for the 'business' category.

Here's what some of the candidates say about their running:

"I have faithfully attended meetings and participated in the decision-making process on matters which made our community safer and cleaner," said Ruth Moy.

"Through my participation with the CNC, I have advocated and promoted for improvements to quality of life for the res-



idents of Chinatown, diversity of jobs, improvements to Chinatown's business district and maximizing community benefits from developments affecting the community," said Bill Moy, who founded the Chinatown Safety Committee.

"I see a stronger, more informed, and more active Chinatown for the future," said Richard Chin.

"I look forward to enhancing the physical appearance as well as the economic level of Chinatown," said Patricia Moy.

"I

have worked and lived in Chinatown for over ten years. I am very concerned about the issues that are currently confronting Chinatown, namely gentrification, over development without

neighborhood input, sanitary conditions and the general work environment," said Rudy Chen.

For more information, write to CNC, 65 Harrison Ave., Suite 201 B, Boston, MA, 02111.

OPINION

Bright Election Blues...

By Lydia Lowe of the Chinese Progressive Association

The good news is that Chinatown is taking big steps in building the community's political clout. At Ward 3 Precinct 8, which includes most of Chinatown, Bay Village, and the Leather District, the voter participation rate was 53%, compared to 44% in the last state election in 1998. This increased participation rate is even more significant because the overall number of registered voters in Chinatown increased from 1,349 in 1998 to 1,914 as of election day 2002 -- a 42% increase in registered voters.

In absolute numbers, this year 1,008 people voted at the Quincy School, compared to 594 people in 1998 and 583 people in last year's city election.

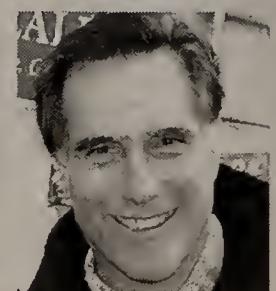
At the Franklin Institute, Ward 5 Precinct 1, a total of 1,435 people voted yesterday, compared to 1,162 people in 1998 and 774 people in last year's city election. The voter turnout rate was 55% of 2,616 total registered voters.

While Question 2 passed overwhelmingly statewide, it was defeated 566 to 276 at the Quincy School and it lost 655 to 541 at the Franklin Institute. O'Brien also won with 672 votes at the Quincy School and with 881 votes at the Franklin Institute.

The tremendous increase in voter registration in Chinatown and a three-year consecutive record gain in voter turnout exactly corresponds to the period when the Chinese Progressive Association and the Chinatown Resident Association began to organize residents for a stronger voice in the neighborhood and to conduct grassroots voter education activities. It may feel like a drop in the bucket now, but we have the potential for greater political impact locally. Chinese and Asian American voters also need to learn to exercise political clout outside of Chinatown.

Another interesting phenomenon is an increase in conservative, non-foreign-born voters in Ward 3 Precinct 8. We will likely see more of this in the years to come, especially if the many proposed upscale apartments are built...

These views are not necessarily those of the Sampan



PROS AND CONS OF KENSINGTON

FROM COVER

Residences at Kensington Place, a 30-story, upscale apartment building is being pushed by Kensington Investment Company as the project that will revitalize Hinge Block. The new building would sit diagonally from where the 28-story Liberty Place apartment building is slated to go up.

Like Liberty Place, which faced heavy resistance from Chinatown groups and is now snagged in a lawsuit, Kensington is also facing community groups who want to stop the project's blueprints from turning into bricks, steel, and glass. But this time the resistance is from two fronts: groups in the Midtown Cultural District and groups in Chinatown.

The Kensington site is technically in the Midtown Cultural District, though it's only separated from Chinatown by Washington Street. The project would be 20 stories above what the Chinatown Master Plan calls for, would remove two Asian shops from the site, and would knock down the historic 1908 Gaiety Theatre.

As in the case of Liberty Place, the Boston Redevelopment Authority and the city appear to support Residences at Kensington Place. It's also growing obvious that the Chinatown Neighborhood Council, which supported Liberty Place, will likely support Residences at Kensington Place.

"I probably support the project because what's there now is not desirable," said Richard Chin, a Chinatown Neighborhood Councilor and the Wang YMCA's director of community development.

The \$100 million project would house 336 housing units and 334 parking spaces. Though the mayor requires that new projects set aside 10% of total units to be rented at the Boston Redevelopment Authority's "affordable" rate, this project would set

aside 15%.

PDA Troubles

To build 30 stories in an area officially zoned for 155 feet, the developer is proposing to ask the BRA and the Zoning Commission to get designation to build on a Planned Development Area, or PDA, which essentially allows developers to rework zoning to suit their project. This would-be lifesaver for Kensington Investment Co., however, could turn into a sticky legal problem if challenged, according to some who are against the current proposal. The problem, say critics of the project, is that Kensington needs one acre to build on a PDA, and, they say, the developer doesn't really have an acre -- at least not a "legitimate" acre.

And the way in which Kensington is hoping to have an acre has left critics steaming. The developer is proposing to count the land area of surrounding public ways -- Washington Street, Boylston Square alley and La Grange Street -- as part of the project site.

Though the BRA wouldn't say to the Sampan whether or not it supports the idea,

Why have a zoning code, if the City isn't going to enforce it?, asks Shirley Kressel of the Alliance of Boston Neighborhoods

it is becoming apparent to many in the community that it does; the Zoning Commission would cast the final vote to approve or not approve the project after a public hearing.

Shirley Kressel, the vice-president of the Alliance of Boston Neighborhoods, said at the BRA's Oct. 29 public meeting about Kensington, that she doesn't think the idea



The corner of Washington and La Grange Streets and below, Washington Street

is fair.

"It's very important to understand," she said, "that this project does not qualify for PDA designation because it's not on one acre of land. The purpose of the PDA zoning category is to allow large areas of development some flexibility; this proposal abuses the Zoning Code's PDA provision, violating both the letter and the spirit of the law. The PDA ordinance is supposed to be about better planning, not about spot zoning for financial windfalls."

Lydia Lowe, the director of the Chinese Progressive Association, agrees.

"I think it's ludicrous (that the developer is suggesting to include the streets in the PDA) and I don't see why the city should allow something like this," said Lowe over a phone interview.

Matthew Kiefer of Goulston & Storrs, who is the lawyer for the project, countered these claims, saying that what Kensington is doing for a PDA designation is not wrong.

"I don't think it's a problem," said Kiefer. "The zoning code says that a PDA area has to be one acre. It allows the acre to include area beyond the project site. It doesn't prohibit it."

The BRA points out that the project would include widening parts of La Grange Street, putting new sidewalks on Washington Street and improving the Boylston Square alley. "Using the street as they're doing in this case is not unusual," said Meredith Baumann, the BRA's communications manager. She said that people need to factor in the improvements the project would make to the area.

"I think that it's a technicality, sort of," she said.

Still, those against the PDA use say that it would set a precedent that anyone who wanted a PDA and had friends in high places could get one simply by including public streets. And they point out that widening La Grange Street would benefit the developer because the building's parking garage entrance would be on that street. (Only about half of La Grange Street would be widened. It would not be widened past the building's site.)

Those opposing the current project point out that they've been frustrated with Kensington's proposed ideas for getting a PDA from the beginning. Before Kensington Investment Co. decided to propose including the streets so that it would have an acre, it wanted to include the China Trade Center to have an acre. This had

upset many in the community. In a letter sent to the BRA on January 25, the Neighborhood Association of the Back Bay, Inc. objected the proposal because the China Trade Center is not within the district that is eligible for PDA zoning, nor will it be owned by the owners of Kensington Place.

"A developer," the letter stated, "should not be permitted to overcome the constraints of the city zoning code by drawing a line around an adjacent building, which it neither owns nor controls and which is not part of the project, and declare that the project consists of one acre."

At the Oct. 29 meeting, Kressel asked that the developer file a Notice of Project Change to publicize the new proposed PDA boundary. The Draft Project Impact Report (DPIR), the report on which the public is now submitting comments, still states that the China Trade Center area will be used to qualify as a PDA. She stated that since the PDA designation is the most essential requirement for this project and this change was never publicly announced, people should have an opportunity to comment based on the correct information.

Kiefer said that the change was too small to justify writing up a project change in the report.

He said that the change from including the China Trade Center to including the surrounding streets and Boylston Square alley was because people were afraid that the developer would later try to build on the China Trade Center site, which he said, was never part of the plan.

Necessary Eminent Domain?

Another legal matter of concern to the community is the developer's proposed use of Eminent Domain. In Chapter 79 of Massachusetts General Laws, Eminent Domain allows taking private property and turning it into something that benefits the public, such as a school or a park.

The BRA was given the powers of Eminent Domain, said Kressel, to improve blighted areas -- not to simply take private property from one owner and then give it to another owner for more profitable uses.

"This area is not blighted," she said, pointing out that there are new and proposed luxury housing and retail buildings in the area.

Four businesses would be displaced by Kensington; two businesses, a nude dancing bar called the Glass Slipper and a Vietnamese clothing shop, could be relocat-

PDA Rules As Stated in the Code

FROM SECTION 3-1 A:

"The whole or any part of a sub-district may be established as a planned development area if such area contains not less than one acre and the commission has received from the Boston Redevelopment Authority, and has approved, a development plan or, if the area contains not less than five acres and is not located in a residential zoning district, a master plan for the development of the planned development area. Before transmittal to the commission, such development plan or master plan shall have been approved by said Authority after a public hearing, provided, however, that no development plan or master plan shall be approved by said Authority unless said Authority finds that such plan conforms to the general plan for the city as a whole and that nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare. A development plan shall set forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, pro-

posed dimensions of structures, and may include proposed building elevations, schematic layout drawings and exterior building materials, and such other matters as said Authority deems appropriate to its consideration of the proposed development of the area.

If the area contains not less than 5 acres and is not located in a residential zoning district, a master plan may be submitted setting forth only a statement of the development concept, including the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses, the proposed phasing of construction of the development and such of the other items set forth above as said Authority may request in order to make its required finding. No work shall proceed in any planned development area established by the commission on the basis of an approved master plan until a development plan for the area, or portion thereof in which work is to proceed, conforming to the foregoing requirements has been approved by the Authority and the commission, in each case after a public hearing."

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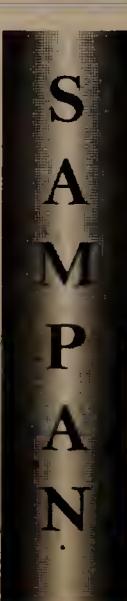
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KENSINGTON

FROM PAGE 3

ed or evicted by Eminent Domain. The other two businesses, the smoke shop that specializes in adult films and magazines and an Asian gift shop, are on space owned by the developer. Kensington maintains it would pay some or all of the relocation costs for all of the businesses, which are located on the Park Plaza Urban Renewal Area.

Those who favor the project point out that using Eminent Domain in this case would remove the Glass Slipper, and it would remove the 'adult products' cigar shop. And a morning walk down La Grange Street will occasionally reveal misplaced litter from the night before: condoms, porno video packages, urine puddles, broken bottles, sometimes a pair of underwear.

Kiefer stood up for Kensington's proposal that the BRA use Eminent Domain on the site. His defense: A 1954 case, *Berman v. Parker*, in which the Supreme Court decided that a redevelopment authority could use eminent domain to acquire a blighted area and transfer it to another private owner to be used for a private project if the area is "injurious to the public health, safety, morals, and welfare."

At the Oct. 29 meeting, police sergeant Tom Lema, who works in Chinatown and other neighboring areas, said that he would be happy to see some sort of non-adult entertainment building on that block. Without actually endorsing the Kensington project, he suggested a new building on the block would bring more life to the area, take a bite out of the Combat Zone, and make the lot cleaner and safer.

Lowe said that though she wants to see the Glass Slipper gone, she questions using Eminent Domain as a way to do it. "My understanding is that it (Eminent Domain) needs to be done for the public good; I don't see how this is for the public good," she said.

Others point out that the Glass Slipper is in the appropriately zoned area and is legally located there.

And many people across the country are growing uneasy with American cities' use of Eminent Domain for private purposes. It started out as a way to clear slums, said James Masterman, an Eminent Domain Trial Lawyer in Boston who is not involved in the Kensington project, "but it has evolved into a heavy handed development tool."

Fears of Height, Gentrification and Traffic

Of course, critics, especially certain Chinatown groups and residents, worry about the height, traffic and threat of gentrification.

Some Chinatown residents and groups feel that the building would be out of scale with the neighborhoods' many low-rise buildings.

"The height is just too overwhelming," said Marie Moy, a 30-year resident of Chinatown and a co-chair of the Chinatown Residents Association. "You know it's sort of like -- we don't want the Glass Slipper -- but do we have to close our eyes and let them go up as high as they like?" said Moy.

Kye Leung of the Chinese Progressive Association said he's upset that if this proposal goes ahead as planned, then there will be the newly-built high-rise Millennium Place, the proposed 15-story Hayward Place, Liberty Place and Residences at Kensington Place all in the same close area.

Moy said she fears the traffic problems that could result from the new developments. "It does affect the quality of life: the air, the safety issues, as far as pedestrians and crossing the streets are concerned -- we have enough accidents, and traffic is horrendous. That's been an issue way back, and it still is now," she said.

Stephanie Fan of the Chinese Historical Society of New England said that right

now the traffic on Washington Street is so bad that new buildings could only exacerbate the problems.

And many in the community no doubt feel like these development projects are coming at them whether they like it or not.

"We feel like the plans for these projects are 90% completed," said Leung, "before we come to the public hearing. The community feels like we don't have much input on these plans."

Kensington Investment Company's president Ralph Cole pointed out, however, that since the public meeting for Kensington Place in January, the project has been changed in reaction to community concerns. He noted that the parking lot was put underground, that parts of the building are now set back further from the street, that Boylston Square was widened and that the number of the "affordable" units went from 10% to 15%.

And the developers of Kensington and Liberty Place have said that because of the location, the tenants in these buildings would likely favor walking and taking the subway instead of taking their cars.

Many in Chinatown, however, say they fear that merely the building of Kensington and the other buildings would gridlock traffic, overwhelm area residents and workers with the loud pounds and clanks of construction, and pollute the air with dust and exhaust.

As for the affordable units, few people get excited about the "affordable" rates because they are hardly affordable to anyone who can't already pay Downtown Boston's high rents.

And some residents and Chinatown groups say that current developments such as Kensington and Liberty Place would push up rental prices and force out residents.

Not everyone thinks the project would gentrify the area, though. A large percentage of units in the area are subsidized, the projects' proponents say, and therefore the neighborhood is immune to gentrification. While the percentage of units that are subsidized in the area varies depending on who you ask, most Chinatown groups agree it is between 65% and 80%. The BRA's numbers, which the agency admits can change depending on what areas are being looked at, show that in the Chinatown, South Cove, Bay Village and Liberty Place area, there are 1,140 units of subsidized units.

Gentrification can't happen, according to Bill Moy, who is the Chinatown Neighborhood Council's co-moderator.

"Well, you know, gentrification is a subject by itself -- people are trying to tie gentrification with Liberty Place, Kensington Place and perhaps Millennium Place. And

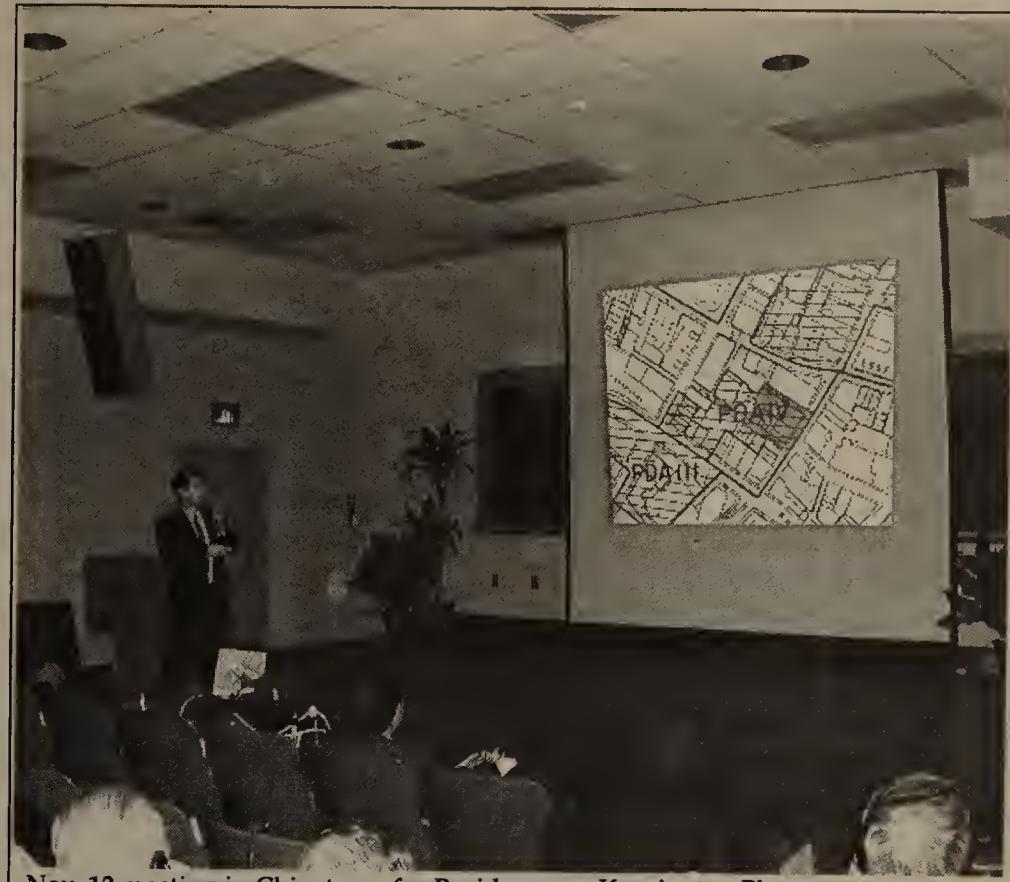
Because of so much subsidized housing, it's very hard to gentrify Chinatown as a whole, says Bill Moy, the co-moderator of the Chinatown Neighborhood Council

they are trying to tie it in with the immigrants -- that it would force people to move. But, about 80% (of the Chinatown area) is subsidized," he said, noting that Tai Tung Village is subsidized, as are units in Quincy Towers, South Cove Plaza East and West, Castle Square, Waterford Place and Mass Pike Towers.

"Add all that stuff up and it's basically about 70% to 90% of the units that are subsidized. It's very hard to gentrify Chinatown as a whole. That's not to say that the rents for the non-subsidized can't rise," he said. He also said that many of the subsidized apartment complexes have incentives to stay subsidized.

"We are not displacing residents," said Cole. "We are going to introduce housing, not taking it away."

Cole also said that he plans to have all the 7,000 square feet of retail space in the building rented at the going rate in Chinatown, making it affordable to area



Nov. 12 meeting in Chinatown for Residences at Kensington Place.

businesses. He said that this would be promised in a binding memorandum with the BRA.

"I think that we are adding to the diversity of the housing prices available, at varying income levels," he said.

According to Neighborhood Councilor Chin, "Gentrification is already here, whether you like it or not. I think that maybe there is something good that can come out of it... Many immigrants need affordable housing, but they just can't get it here (in Chinatown, and) a lot of us would like to live in the City of Boston, but we just can't because the rates are just too high."

From the local Chinatown businesses' point of view, said Chin, they welcome a more upscale neighborhood.

But some in the community still see the residents living in the remaining 20% or 35% of non-subsidized units as being vulnerable to gentrification as would be any businesses that are renting in the area.

And, according to Lowe, the reason why so much subsidized housing exists in Chinatown is because of Urban Renewal, which took much of the area's homes decades ago. She also notes that though many of the government subsidized units will be subsidized long term, many won't.

Cole defended the Kensington project by listing what he thinks would be the benefits to Chinatown: The developer would pay for improvements of Liberty Tree Park and it would pay for the maintenance of the park; 25 units would be town houses and duplex units, allowing families to rent; 50 "affordable" units would be produced on site; La Grange Street would be widened, at least along the length of the apartment building; the project would put a public courtyard on site; the parking would be underground; the retail would be rented at the Chinatown rate; the developer would create a photo archive of the Gaiety Theatre.

"We're trying to take some of the stigma out of La Grange Street," Cole said.

Some in the community, who favor the project, however, say they fear that if the building is not built now, the run down lot would go undeveloped for years. They say they are concerned about cleaning up the Combat Zone and that they are happy with the city's apparent plan to push out the porno industry by building big buildings.

Gaiety Going Away?

Should the nearly century-old Gaiety Theatre be removed to make way for Kensington? A group of preservationists say no.

Hidden behind a run-down exterior facing Washington Street, the theater is called a hidden treasure by some because of its high arched ceiling, two-story-high balconies, and stage that once invited audiences and housed burlesque and variety

shows. The theater was originally built for live, non-electronically amplified performances -- making it a rarity in Boston.

A broken and chipped interior shows that the theater has been vacant for the past 20 years. But, the solid construction gives preservationists hope.

"It's such a wonderful building," said Steve Jerome, an architectural historian who was touring the building early last Wednesday morning.

Jerome had spoken out at the Oct. 29 meeting, saying that the theater should be preserved, noting that it's the creation of the well-known theater designer Clarence Blackall, who designed 12 other major Boston theaters, including the Colonial and "The Met," which is now known as the Wang.

Michael Loo, a violinist who toured the building on the same morning to check out the acoustics said that though he would be curious to hear the sound on the stage in the theater's heyday, he doubted the possibility of the building ever coming into use again.

"It strikes me that restoration would be expensive," he said.

The developer said that to somehow build over or around the theater would be impossible because of the expense.

The Boston Landmarks Commission rated the theater's importance as too low to be a landmark. But a group of preservationists are hoping to have the theater recognized, and note that once the building is gone, it will never be replaced.

So, with all these dynamics coming into play -- the loss of the Gaiety, the legality of the PDA and use of Eminent Domain, the fears of gentrification and traffic and pollution, the potential shrinking of the Combat Zone and cleaning up of the lot, the height, and the worry of leaving the area undeveloped -- what would make people happy with the project? It appears that the theater preservationists would like to see the Gaiety somehow kept in tact and restored. It also appears that some, such as Bill Moy and Chin, are pretty much happy with the way the project is already. Others, such as Lowe and Marie Moy, would like to see a shorter building with less units and parking spaces.

When asked what could be done to the project to make it acceptable, Kressel said: "It should simply meet the law. Zoning regulations exist to create a predictable development environment; they protect everyone -- residents, businesses, even developers, who need predictable conditions to manage their investment risks. Why have a zoning code, if the City isn't going to enforce it?"

For more about Kensington, contact the BRA: (617) 918-4306. The last day for comments is Nov. 22.

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
TRANSPORTATION BUILDING
10 PARK PLAZA
BOSTON, MASSACHUSETTS 02116-3975

NOTICE TO BIDDERS

Sealed bids for MBTA Contract No. A74CN01, FAIRMOUNT COMMUTER RAIL STATION ACCESSIBILITY IMPROVEMENTS, BOSTON, MASSACHUSETTS, CLASS I - GENERAL TRANSIT CONSTRUCTION, PROJECT VALUE - \$4,440,000, will be received by the Deputy Director of Design and Construction, Contracts, at the Contract Administration Office, 5th Floor, Room 5610, Transportation Building, 10 Park Plaza, Boston, Massachusetts, 02116-3975, until two o'clock (2:00 p.m.) on December 10, 2002. Immediately thereafter, in a designated room, the Bids will be opened and read publicly.

Work consists of reconstruction and expansion of the existing low level platforms, construction of new "mini-high" access platforms, an overhead pedestrian track crossing with accessible ramps, station signage, updated platform amenities, new parking area, improved drainage, site lighting, security fencing and other incidental items included in the contract documents.

Each prospective bidder proposing to bid on this project must be prequalified in accordance with the Authority's "Procedures Governing Classification and Rating of Prospective Bidders." Copies may be obtained from the Contract Administration Office at the above address. Requests for prequalification for this Project will not be accepted by the Authority after the tenth (10th) day preceding the date set for the opening of bids.

Prequalified bidders may obtain from the Contract Administration Office a "Request for Bid Form" which must be properly filled out and submitted for approval.

Bidding documents may be obtained from the Contract Administration Office at the address above from 8:30 a.m. to 4:00 p.m., beginning on November 8, 2002, Monday through Friday, at a charge of \$75.00 per copy. The Authority's STANDARD SPECIFICATIONS, BIDDING AND CONTRACT REQUIREMENTS AND DIVISION 1 - GENERAL REQUIREMENTS dated November 1983, is available at a charge of \$5.00 per copy. Authority's STANDARD SPECIFICATION, CONSTRUCTION, dated January 1980, is available at a charge of \$15.00 per copy. The MBTA's Standard Plan entitled "MBTA Railroad Operations - Book of Standard Plans - Track and Roadway" is available at a charge of \$30.00 per copy, payable by separate check. Also, the MBTA's Standard Plan entitled "MBTA Railroad Operations - Commuter Rail Design Standards Manual," is available at a charge of \$35.00 per copy, payable by separate check. Bidding documents will be sent upon request and receipt of an additional fee of \$15.00, payable by separate check. Bidding documents will be forwarded by AirFreight, where such service is available, at the expense of the plan holder. NONE OF THESE CHARGES ARE REFUNDABLE.

Bidders attention is directed to Appendix 1, Notice of Requirement for Affirmative Action to Insure Equal Employment Opportunity; and to Appendix 2, Supplemental Equal Employment Opportunity, Anti-Discrimination, and Affirmative Action Program in the specifications. While there is no DBE goal associated with this contract, the Authority strongly encourages the use of Minority, Women and Disadvantaged Business Enterprises as prime contractors, subcontractors and suppliers in all of its contracting opportunities.

Bidders will affirmatively ensure that in regard to any contract entered into pursuant to this solicitation, minority and female construction contractors will be afforded full opportunity to submit Bids and will not be discriminated against on the grounds of race, color, religion, sex, age, or national origin in consideration for an award.

Bidders will be required to comply with Federal Equal Employment Opportunity Regulations and the President's Executive Order No. 11246 and any amendments or supplements thereto.

Authorization for the Bidders to view the site of the work on the MBTA's property shall be obtained from the Project Manager, Esther Johnson, MBTA Offices, 500 Arborway, Jamaica Plain, MA 02130, Telephone No. (617)222-3265. The Authority will conduct an inspection tour of the site on November 19, 2002. Bidders are requested to be present in front of the outbound station platform at the corner of Walnut Street and Second New Way, Hyde Park Massachusetts, at 9:30 a.m. to participate in the tour. Bidders are advised that they should have representation at this tour as no extra visits are planned.

A prebid conference will be held on November 19, 2002 at 11:00 a.m. at the Office of MBTA Project Manager, Esther Johnson, 500 Arborway, Jamaica Plain, MA 02130, Telephone No. (617) 222-3265. Any request for interpretation of the Plans and Specifications should be submitted in writing at the same time.

Bidders will be required to certify as part of their bids that they are able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work.

This Contract is subject to minimum State wage rates as well as all other applicable labor laws.

Bid Guaranty shall consist of a bid deposit in the amount of five (5) percent of the value of the bid, in the form of a bid bond, cash, certified check, treasurer's or cashier's check.

The successful Bidder shall be required to furnish a Performance Bond and a Labor and Materials Payment Bond each for the full amount of the Contract price.

The Authority reserves the right to reject any or all Bids, to waive informalities, to advertise for new Bids or proceed to do the work otherwise, as may be deemed to be in the best interests of the Authority.

This information may be viewed at the MBTA website:

http://www.mbta.com/business_t/bidding.asp

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

Sampan Advice

Checking Professional Licenses Gives Peace of Mind

Question: "I'm looking for a dentist, but I want to make sure the one I go to has a clean record and doesn't have a license that's on probation. How could I find out about that?"

Answer: You're in luck. Since 1998 the Commonwealth of Massachusetts Division of Professional Licensure has provided online information regarding the licensing and regulation of over 530,000 individuals, corporations, and partnerships. The Division of Professional Licensure is an agency within the Office of Consumer Affairs and Business Regulation, and provides general industry information as well as the public records of individual licensees for consumers regarding nearly every occupation from dentists to electricians to public accountants. Anyone in Massachusetts with a license to practice their craft will be listed on this site, and it may serve as a reliable and informative starting point for those who'd prefer to investigate beforehand when deciding where to take their business. Unfortunately, this website lists only licensed professionals in Massachusetts, though each state has its own website that provides similar information, and the link to other state boards' websites can be accessed from this site.

The website is divided into three main sections: Services, Consumers, and Boards. The Division lists seven service units in the Services section: the Office of Investigations, the Office of Legal Council, the Office of Prosecutions, the Health Care Fraud Unit, the Massachusetts Professional Recovery System, the Accounting Unit and Computer Services. These subdivided units have been created to directly assist consumers, the boards, and their licensees with their particular grievances. There is also extensive information provided for the Division's substance abuse rehabilitation program and a detailed pain management resource guide, which provides support services for the easing of physical pain and dealing with its long-term psychological effects.

The Consumer section includes a handy locator map to locate a professional or business in your area where you can check to see if they have a record of disciplinary actions by the Board in the past five years, or print out a comprehensive list of questions to consider when hiring a licensed professional. You may look up a licensee by license number, name, or by city, state, and zip code. A click on the Boards of Registration link will take you to an exhaustive list of the rules and regulations of the 36 different boards and allow you to read through the frequently asked questions of both licensees and applicants for board membership. Applications can also be downloaded and filled out from here. Under each industry the Board regulates, a brief description of the current status of the occupation is provided, including the total number of licensed practitioners within the field, the total number of annual complaints received, how many the Board has actually investigated, and the monetary value returned to consumers by licensees. Since your inquiry concerned dentists, I took the liberty of providing the explanation straight from the website:

The Dental Board licenses 8,450 dentists and 5,950 dental hygienists in the Commonwealth. In fiscal year 2002, the Board received 288 complaints against dentists and dental hygienists and resolved 207 from this and previous fiscal years. The Board held 18 investigative conferences and one formal hearing. It revoked five licenses, suspended 11 licenses, stayed the suspension of one license, accepted one voluntary license surrender, placed two licenses on probation, issued one reprimand and sent 36 advisory letters. The Board brought about the refund of \$10,037 from licensees to consumers and collected \$1,002,815 in fees.

Not bad. You can even check out the status of your local pharmacy's permit; for example, I found that the CVS Pharmacy on Summer Street in downtown Boston has been operating under an expired drug store permit since June 15, 2001. Another readily available resource is your local Better Business Bureau. They also may be able to shed some light on a practitioner's reputation, particularly in and around Massachusetts. There's also the "Citizens' Guide to State Services," which contains information about many state social services and agencies, divided alphabetically. I hope this information has been helpful. A last note: for those without Internet access, you can also call (617)-727-3074.

The license search Website is <http://license.reg.state.ma.us/pubLic/licque.asp?color=green>
-- Lisa Fetsis

Viet-AID Celebrates Grand Opening of Vietnamese American Cultural Center in Dorchester on Nov. 2!



CALENDAR

MEETINGS

CHINATOWN SAFETY MEETING IS FIRST WEDNESDAY OF THE MONTH, 10:30 A.M. AT DOUBLETREE HOTEL, 821 WASHINGTON ST.

CHINATOWN NEIGHBORHOOD COUNCIL MEETING IS THE THIRD MONDAY OF THE MONTH, 6 P.M. AT 125 HARRISON AVE.

WORKSHOPS

THE AACA WILL HOLD A JOB SKILLS TRAINING WORKSHOP ON NOV. 26, 10:30 A.M.-12:30 P.M. AT 200 TREMONT ST., BOSTON. FREE. CALL (617) 426-9492, EXT. 212. IN CHINESE AND ENGLISH.

THE ASIAN AMERICAN BANK WILL HOST A "BANKING SMART" FINANCIAL SEMINAR, NOV. 21, 5:30-6:30 P.M. AT 68 HARRISON AVE., BOSTON. FREE. CALL (617) 695-2800.

ARTIST WEN-TI TSEN WILL TALK AT THE INSTITUTE OF CONTEMPORARY ART, 995 BOYLSTON ST., BOSTON, JAN. 5, 6:30 P.M. (617) 266-5152 OR GO TO WWW.ICA.BOSTON.ORG.

EXHIBITS

CHEN ZHEN'S WORKS ARE ON EXHIBIT AT THE INSTITUTE OF CONTEMPORARY ART, 995 BOYLSTON ST., BOSTON, UNTIL DEC. 31. \$5-\$7; FREE ON THURSDAYS 5-9 P.M. CALL FOR DAYS AND TIMES AT (617) 266-5152 OR GO TO WWW.ICA-BOSTON.ORG.

FILMS

THE MUSEUM OF FINE ARTS BOSTON AT 465 HUNTINGTON AVE. WILL SCREEN THE JAPANESE MASTERPIECE "IKIRU" ON DEC. 27 AT 7:30 P.M.; DEC. 28 AT 3:15 P.M.; DEC. 29 AT 11 A.M.; JAN. 4 AT 10:30 A.M. AND JAN. 5 AT 10:30 A.M. TICKETS: \$8-\$9.

THE BRATTLE THEATRE AT 40 BRATTLE STREET IN CAMBRIDGE WILL SCREEN THE JAPANESE ANIMATION MOVIE "SPIRITED AWAY," BY HAYO MIYAZAKI ON DEC. 27-JAN. 2. TIMES ARE 2:30; 5; 7:30 AND 10 P.M. CALL TO CONFIRM AT (617) 876-8021.

TO HAVE YOUR EVENT LISTED, EMAIL ENGLISHEDITOR@AACA-BOSTON.ORG

SUPPORT YOUR COMMUNITY PAPER VOLUNTEER AT SAMPAK CALL [617] 426-8492 EXT. 207

"The First Attempt: A Drawing Show Open" is on exhibit at the gallery artSPACE16 from now through Dec. 8.

Days and times to see the exhibit are: Nov. 16, 23, 24 and Dec. 7 and 8; noon - 5 p.m. on week days; also evenings are by appointment. Call Sand T at (781) 322-6851 or send email to SandT.gallery@verizon.net.

Directions to artSPACE@16: By T and a 15-20 min. walk: Take Orange line to Oak Grove Station. Walk from Oak Grove, take a left onto Winter St., cross Main St. to Forest St. (Forest Dale Cemetery is on your left). Take right onto Goodwin, right onto Floral St., immediate left onto Hill St., left onto Princeton Street.



Sampan Profile

Massachusetts Family Institute and Chinese Progressive Association Award Reverend Tom Lee of Chinese Evangelical Church

By Adam Smith

Reverend Tom Lee of the Boston Chinese Evangelical Church was recently congratulated for his efforts to reduce the Combat Zone when the Massachusetts Family Institute, a non-profit research and education organization, awarded him the MFI Citizenship Award and when the Chinese Progressive Association awarded him the Social Action Award.

Sampan took these awardings as an opportunity to interview Lee on his work, life and reasons for devoting himself to the Church.

A native of Canada and the son of Chinese immigrants, Lee became interested in Jesus and the Church as a teenager, but didn't decide to devote his life to the two until after studying chemical engineering at Tufts.

When he did decide to change paths, he received mixed reactions from his parents, who were both traditional.

"My dad was incredulous," he said.

"He couldn't believe that I would 'throw away' a degree... to do something that didn't pay well at all."

I cost him a good amount of money to go to Tufts. But I had been working for a while, and I knew what I wanted and what was fulfilling to me," he said.

"My mom was more neutral. She asked: 'Are you sure you can live on that type of salary?'

Part of his father's resistance, said Lee, was because his father "had the typical Chinese American dream" of making it in America -- having a house, car, middle class family."

"When I took this turn... it clashed with his dreams."

Lee said that his father's upbringing in China gave him a negative view of religion, which made it hard to accept his son's path.

"He grew up in the war when the Buddhist priests would go door to door begging for rations. He was a mild atheist. He heard stories about how when the Japanese (invaded), the Buddhist priests would just sit and pray and not fight and then get shot," he said.

His father never was "able to see the

joy and sense of purpose of having a relationship with God," said Lee, because of these experiences.

Lee, however, is proud of his work fulfilling the mission of the Boston Chinese Evangelical Church, which provides masses and services in English, Cantonese and Mandarin, as well social and educational services, such as English as a Second Language programs.

And he sees his efforts to reduce the Combat Zone as an extension of fulfilling this mission.

"We are here to show God's love in words and in deeds," he said.

To fight the Combat Zone, Lee and

tution, drug use, littered used condoms, late night noise -- that is sometimes invited by adult entertainment.

There are a few models that could work, said Lee, but they are politically difficult, and then there a few that could work, too, but they come with price tags for certain communities.

He said the containment zoning model that the city implemented in 1974 is one method, but that it obviously hasn't worked too well.

"The containment model is easier to police -- it works in an industrial area," he said, "but Chinatown is a residential place."

Then there's a model that disperses adult entertainment clubs and stores so that they can't be within a certain distance of each other. This idea, said Lee, works well because each community can concentrate on policing one club or shop instead of a bunch of them. But, he said, it doesn't work as well in real life because places like Beacon Hill or other rich areas would have the money and the political power to prevent porno businesses from ever opening, but poorer places wouldn't have the time or resources to prevent strip clubs from opening or to police them.

Another model is the one that the city is favoring: build big buildings to squeeze out the Combat Zone.

But, Lee sees potential problems with this one, too.

"If this model... had no impact on gentrification, then I would be all for it."

But he said, if it would cause gentrification then pros and cons need to be looked at before trying such a tactic.

Other ideas include shrinking the area zoned for adult entertainment and moving the zoned area to another part of the city -- which Lee said would likely get the response: "Not in my backyard!"

He said his preferred model "is prohibition, to make the case that negative effects of the clubs are so high, and that the First Amendment is so general (that the businesses shouldn't be legal)." He notes that some municipalities have actually done this.

But, he said, this last idea is the most difficult because "it challenges the most liberal interpretation of the First Amendment."



ABCD 40th Anniversary Party in Pictures



Action for Boston Community Development celebrated 40 years of service on Nov. 1 with its Annual Community Awards Dinner. In the photos above, United States Senator Edward Kennedy speaks to the audience; Richard Soo Hoo and Chau Ming Lee of the Asian American Civic Association and their wives pose for a photo and Kiyoshi Yu and Soo Hoo strike a funny pose for the camera. Soo Hoo was awarded that night for his volunteer work in the community.

Analyzing Jackie Chan's Bad "Tuxedo"

By Liang Qu

By now, we can all assume "The Tuxedo" is not a major Jackie Chan success. In fact, it is a major flop, if anything. But why is that so?

The reason is not simply because the script lacked plot and development, well most Jackie Chan films revolve around the fantastic martial art stunts anyway, but because of his idiotic ditz of a partner, Del, played by Jennifer Love Hewitt.

One of the reasons why Jackie Chan action movies have been such a hit in the West is because the "Westerners" enjoy the entirely different style of action. Chan's stunts and fight sequences are not merely about punching the enemy out with brute force, but with agility, intelligence, and

humor that is not often seen in others in the genre, such as Schwarzenegger flicks.

On the flip side, the Chinese and Asian-Americans enjoy the fact that someone of their own race can enjoy such great success, they find it to be an admirable feat.

Asians also flock to many of the East-meets-West movies, starring Asian entertainers, as a sign of racial pride, happily rooting for one of their own. Actors such as Chan, provide a sort of human relation with the Asian audience, which is difficult to find in most of the mainstream productions.

However, the problem Asians have found with the recent flood of Jackie Chan movies, is not the mediocre scripts or the lousy co-stars (with the exception of Chris Tucker), but the jokes and pranks scripted by the American writers to appeal to a more "diverse" audience. The Asian audiences simply do not understand the funnies intended, and the jokes they do understand are more offensive than funny.

In a recent *UniverCity* magazine interview for "The Tuxedo," Chan said that his Western box-office hits, were big disap-

pointments in Asia. Chan explained that the people did not understand the jokes in the hugely successful "Rush Hour," and that the audience found Chris Tucker not to be not funny, but "loud and annoying." The same reaction goes for the opening of "Shanghai Noon," Chan's Cowboy-and-Chinese movie with Owen Wilson. The feedback from his Asian audience was anticipated by Chan. He also explained in the same interview that he was not very comfortable in the production of American films, because he himself does not even

understand parts of the scripts that he is saying. The problem is not a matter of language difficulty, but one of cultural clash.

The bottom line for the quality decline in the recent Jackie Chan movies is that the writers are getting way too ambitious in trying to attract a diversity of audience. They are trying too hard to combine Eastern arts with Western wit with horrendous results: mediocre movies that lack the positive attributes and accentuate the negatives of both cultures. And worst of all: they perpetuate bad stereotypes.

HEALTH

What is Diabetes and How to Handle it

What is Diabetes?

It is a disease. People who have diabetes cannot properly use and store glucose, a form of sugar, and their blood glucose levels rise to high levels.

How does one know if he or she has diabetes?

The person will have certain symptoms: being very thirsty, having to urinate often, having increased hunger, having blurred vision, having skin infections and wounds that don't heal and feeling fatigued.

Who gets it?

Anyone. But, people who have close relatives with the disease are more likely to get it. Older people are also more at risk, as are people who are overweight and over 40.

How is it treated?

Anyone who has diabetes needs to do certain things to stay healthy. People with diabetes need to eat certain foods at certain times to keep their blood sugar at a healthy level. Many people need to take insulin injections, and some need to take certain pills that make their bodies produce more insulin. Some people with what's called type 2 diabetes can avoid taking medication if they exercise, eat a certain diet and keep off excess body fat. All people with the disease need to see a diabetes specialist at least every six months, and need to monitor their blood sugar levels.

What problems can diabetes cause?

Diabetes, if poorly managed, may lead to complications such as heart attacks, strokes, blindness, kidney failure, blood vessel disease that requires amputation, nerve damage and sexual dysfunction.

Can it be prevented?

Possibly type 2 diabetes can. If you keep a healthy body weight, exercise regularly and eat right, you might be able to avoid it. As for type 1 diabetes, researchers are trying to find a way to prevent it.

The information for this article was provided, with permission, by the Joslin Diabetes Center, www.joslin.org.

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SATURDAY, DECEMBER 7

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Shi Ying Chen: Chinese has an idiom; silence is golden, so hold your tongue.

Sharon (Yan He): Don't hold your tongue when you think that something is wrong or unfair; express your feelings bravely.

Coco (Jian Yun Zeng): Please keep your wits about you when you meet her again. Don't panic like before.

Lily (Xiaoning He): I was so sad when my good friend was injured seriously in an accident. I was at a loss for words.

Silvia Guillen: Last week, I went to pass the driver's license test and the police told me, "You got it." I was at a loss for words.



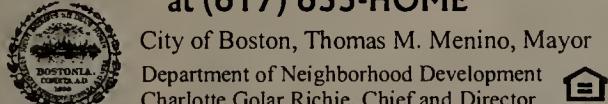
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City of Boston, Thomas M. Menino, Mayor
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Urban Edge property Management 公佈開放市價公寓(1-4個臥房)的等待名單。限制以下的收入水平。

家庭大小(人數)	收入水平
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2	\$29,700-\$46,650
3	\$33,400-\$52,500
4	\$37,100-\$58,300
5	\$40,050-\$63,000
6	\$43,050-\$67,650
7	\$46,000-\$72,300
8	\$48,950-\$77,000

領取申請表時間為: 2002年11月15日星期五-2002年11月29日星期五, 上午8:00點至下午5:00點; 送到或郵寄的申請表的郵戳應不遲於2002年12月3日, 並須寄至以下地址:

Urban Edge Property Management
c/o Waiting List
2010 Columbus Avenue
Roxbury, MA 02119

如您有殘疾無法領取申請表, 需要郵寄的話, 請致電617-522-5584, 報上您的名字和地址。

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Framingham Green
136 Maynard Road, Framingham, MA 01701
1-508-872-0500



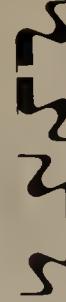
An afternoon for families with children of color

Introduction to Nashoba Brooks School

Saturday, December 7, 2002
3:00-4:30p.m.

Parents and their children are invited to tour the school with the Head of School, Director of Admission, and several current parents and students. Join us to learn more about Nashoba Brooks, an independent school for boys and girls, age 3-grade 3, and for girls, grades 4-8.

For further information, visit our website: www.nbsc.org
For directions, more information, and to register, please call Huyen Truong, Director of Admission at (978) 369-4591 * 112
The school is located at 200 Strawberry Hill Road, Concord, MA 01742



「致強多元化模範公民」
紐英崙醫療中心胡麗芳



任職於紐英崙醫療中心社會工作服務部的胡麗芳女士, 頌榮獲波士頓第六屆「致強多元化模範公民獎」(Civic Champions, Empowerment and Diversity), 並將於本週四(十一月十四日), 在波士頓美麗華酒店, 接受主辦單位麻州東部城市聯盟及「Carole Chappell and Thomas of WILD」1090AM電台的榮譽頒獎。

「致強多元化模範公民獎」(Civic Champions, Empowerment and Diversity)舉目的、係為表彰致力於多元化及領導方面有傑出成就的人士, 今年得獎者有三位, 胡麗芳女士為獲得此項殊榮的傑出亞裔人士。

胡麗芳女士於醫療中心社會工作服務部的支持與鼓勵下, 創辦了亞裔服務部, 八年來她帶領團隊成員, 不但幫助新移民了解紐英崙醫療中心各種醫療服務、解說醫療帳單問題, 同時也使大眾了解美國的複雜醫療保健制度, 以及各種社安福利權益。

胡麗芳女士與她的團隊, 也經常舉辦各種定期講座, 使5%的幫忙部隊成員入知悉政府醫療保險政策的更張、社安福利的補助的增減、或是老年病的防治常識等等, 由於其真誠的待人與服務態度, 確實為此間中、低收入的亞裔家庭, 解決了極感困擾的醫療難題, 進而改善生活的品質, 因此無論胡麗芳女士或是她的團隊, 皆受到此間僑社的肯定與讚譽。

紐英崙醫療中心亞裔服務部地址在171 Harrison Ave., # 157, Boston, MA 02111
服務電話(617)636-4579



食譜：香軟豆沙糕

材料：

9吋圓形盤一個
糯米粉2杯、黏米粉1/2杯、砂糖2/3杯、雞蛋2個、牛奶1又1/3杯、發粉1茶匙、玉米油3/4杯、豆沙1杯

作法：

1. 在烤盤內抹一層沙拉油, 再灑上一層薄薄一層麵粉。
2. 頂熱烤箱至180度。
3. 混合所有材料(豆沙除外), 以攪拌器打勻成粉漿。
4. 將一半的粉漿倒入烤盤, 烤12分鐘取出, 將豆沙塗在中央,
5. 然後將另一半粉漿倒入, 再烤12分鐘後, 以牙籤檢查是否全熟, 若未全熟, 須再加烤5分鐘, 再檢查。
6. 熟後用Broil烤3分鐘, 即可取出。

Opening of Waiting List for Market Rate Apt

Urban Edge Property Management announces the opening of their Waiting List for Market Rate Apartments (1-4BR) for the following Income Levels Only:

Household Size (# Of Persons)	Income Range
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2	\$29,700-\$46,650
3	\$33,400-\$52,500
4	\$37,100-\$58,300
5	\$40,050-\$63,000
6	\$43,050-\$67,650
7	\$46,000-\$72,300
8	\$48,950-\$77,000

Applications are available for pick up during the week of Friday, November 15, 2002 through Friday, November 29, 2002 between the hours from 8:00 am until 5:00 pm; Both hand-delivered and mailed applications postmarked no later than December 3, 2002 to the address below will be accepted.

Urban Edge Property Management
c/o Waiting List
2010 Columbus Avenue
Roxbury, MA 02119

If you have a disability that prevents you from obtaining an application and need it mailed to you, please call 617-522-5584 and provide your name and address.

Qualified Section 8 Voucher Holders are encouraged to apply.

二零零二年十一月十五日

舢舨

榮獲麻州家庭協會優秀公民獎 表揚李蔭棠牧師為驅逐紅燈區的貢獻

麻州家庭協會近日頒發「優秀公民獎」給波士頓華人佈道會李蔭棠牧師，表揚他長期來致力於消除華埠紅燈區的努力。舢舨記者趁此機會與李蔭棠牧師作個人專訪，讓讀者知道李牧師如何奉獻他的時間給華埠社區。

李蔭棠牧師為出身於中國移民家庭，加拿大籍。自十幾歲開始對宗教有極大的興趣，但直到他念完塔芙大學生化工程後才立志要全時間的神職人員。

當他立志要作全職人員後，受到家庭的複雜意見。尤其是他持中國傳統思想的父母。李牧師說，「我的父親非常

李蔭棠牧師對自己能在波士頓華人佈道會奉獻心志十分榮幸。波士頓華人佈道會向來提供社區中、英、粵語的禮拜，及教育服務如新移民英語班。

尤其李牧師的母親在這件事上的態度比較中立、開明。她只是問，「你確定你可以靠這樣的職業謀生嗎？」

根據李牧師所言，驅逐華埠的紅燈區需具備激進的態度，讓想進入華埠的色魔酒吧或色情雜誌書店知道他們非常不受社區歡迎。



不能諒解。他不能理解為什麼我有名校的學位，卻要從事這個待遇並不豐厚的職業。」

李牧師繼續表示，「我的父親因我念塔芙大學投資了不少錢。但是我工作了好一段時間了，我知道自己在作什麼，什麼事讓我更覺得生命價值的豐富。」

李牧師的父親有典型的「中國人北美移民夢」—有車、有房及組成中等階級的家庭。李牧師為宗教奉獻的心志與父親的期待自然有很大的衝突。

他認為自己在社區為移除紅燈區所作的努力是完成神職使命的一個延伸。李牧師說，「我們一波士頓華人佈道會的工作人員就是要在這裡以言語和行動彰顯上帝的愛。」

另一個解決方式，也是市府當局最喜愛的方式—發展大型建築計劃，來驅逐色情行業。李牧師表示，「若不會帶來社區的中產階級化，我會非常贊同這一點。」

李牧師最贊同的方法是「預防政策化吧。」就是讓這個行業（色情行業）非法化吧。

為了更有效率趕除紅燈區，李牧師和其他一樣關心這個議題的社區領導人土在三年前組成「下華盛頓街任務團」（the Lower Washington Street Taskforce）。他表示，「雖然目前我們有華埠社區

安全會議，但是『下華盛頓街任務團』是一個專門對付紅燈區的組織。」

抗紅燈區的方案稱作「圍堵政策」（the Containment Zoning Model），但效果並不是很好。「圍堵政策適用於工業區的治安監督，但是華埠不是工業區而是住宅區。」

早在一九七四年，社區就有一項對抗紅燈區的方案稱作「圍堵政策」（the Containment Zoning Model），但效果並不是很好。「圍堵政策適用於工業區的治安監督，但是華埠不是工業區而是住宅區。」

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就在台北火車站後一棟老舊大樓裡，卻有一間寂靜的病房，這裡的病人不會哭、不會笑，更不會喊疼，他們在生命仍未結束之前，提早關上了和世界握手的門，註定終生沈睡。他們有一個共同的名字「植物人」。

卡在生死之間的灰色地帶，植物人和家屬總有無窮苦難，然而，即使上帝開了一場殘酷的玩笑，還是派來了天使，一位七十歲的老人……曹慶。

他奉獻二十年心力安養植物人，成立創世社會福利基金會，陪伴四百多個

沈睡的生命，在寧靜中，走過數千個黎明黃昏。曹慶和多數臺灣外省老先生一樣，有著顛沛流離的前半生；但虔信基督的他，曾在年輕時向天父許願：「要做別人不做的社會福利工作。」最後，他選定以植物人為奉獻對象。民國六十九年，他從台糖退休，帶著退休金告別妻女，背著大背包，裡頭裝著幾十份北方乾糧「侉餅」開始「全省走透透」。

逢人就問：「你知道哪裡有植物人嗎？」「我想從事植物人安養工作，你願意贊助嗎？」孤身獨行的曹慶用五年時間，詢問了一萬多名陌生人，他被罵過「瘋子」、「騙子」，被人趕過，被狗咬過。

最後，總算有七百多位善心人，在曹慶的「贊助人名單」留下了姓名和連絡地址。有了這份名單，曹慶開始實現自己向上帝許的願，他到處去拜訪貧困的植物人家庭。

在台北，他發現被棄置在幽暗、腐臭角落的植物人；在臺中，他看到全身長滿瘡瘍的植物人，傷口鑽出十多條又肥又大的蛆；還有一次在花蓮，他看到一個植物人瘦的只剩一把枯骨，躺在糞便與餽水中，讓曹慶再也忍不住溼了眼眶，誓言要為他們找回為一個「人」的尊嚴。

蜀之僻，有一僧，其一貧，其一富

曹慶同時到衛生部門「拜託」政府幫助清寒植物人家庭，也到企業財團去尋求財力支援，但執著的身影卻始終落寞，總在華麗卻冷漠的會客室裡被草草打發。

只有一次，曹慶終於見到一位位高權重的大人物，但就在他滿懷希望的時候。「兄弟，我從不做沒把握的事！」

「曹慶回憶，那一剎那，他堅持多年的熱情徹底被擊潰，走出辦公室，站在亮晃晃的台北街頭，他揮著拳頭咆哮痛哭，詛咒全世界的無情無義，最後頹然倒在路邊緣像一個洩氣的皮球。」

然後，他突然想起七歲那年在學堂裡讀過的故事「兩個和尚」：古時四川有一個窮和尚和一個富和尚都想到南海取經，富和尚因為擔心錢不夠、體力不夠和路途遙遠，一輩子未能成行，窮和尚卻只帶了一只鉢，靠著雙腿和決心，數年之後帶回南海萬卷經書。

一瞬間，曹慶笑了，告訴自己「就當個窮和尚吧！」。不久之後，一九八六年十一月，他租了房子成立創世紀植物人安養院，再親自到三重，從五樓背下創世免費收容的首位植物人林麗美，一個父親中風而母親癱瘓的年輕女孩；而那時創世沒有任何設施，林麗美的床還是路邊撿來的，舊樹也是，曹慶自己則打地鋪。

事隔十四年，曹慶還記得，正當安養院開張的前兩天，空蕩的房子裡什麼也沒有，幫他管錢的一位女孩拿著存摺，一臉驚惶衝向正在廚房洗地的曹慶大喊：「曹伯伯，不好了！你一百多萬元的退休金只剩下一萬！」。

曹慶沒說什麼，只找出那張寫滿七百個姓名地址的贊助人名單，開始寫信：「還記得嗎？您曾承諾願意贊助植物人安養，現在，時候到了，您是否願意實踐諾言？」一封一封，全是曹慶虔誠熱切的親筆筆跡。

七百多封信寄出後，奇蹟似的，小額捐款不斷寄來。一個月後，義工統計創世第一個月的支出合計十二萬元，而當月收到的捐款剛好是十三萬元，第二個月支出十八萬元，捐款收入就是十八萬元，第三個月支出廿三萬，捐款竟也是廿三萬元。

多年執著播下的種子，從此開始萌芽。但曹慶並未就此停手，早年因為缺乏人手和經費，他還身兼雜役和看護；林麗美入院的第一天，曹慶親自幫她洗澡處理穢物（因為看護害怕「幫死人洗澡的感覺」）。

為了治療植物人常見的褥瘡，曹慶更翻遍醫書土法煉鋼，先用棉花棒清潔腐肉，把碘酒滴滿碗大的傷口，再拿吹風機對著傷口吹，讓碘酒快速滲入乾燥，那時病房裡就常見到曹慶拿著吹風機的身影，而一個個沈睡的植物人也在暖風中長出了肉，紅潤的雙頰。

十四年來，曹慶沒有向任何植物人索要過一毛錢，他只要求家屬每個月奉獻三天到安養院當義工，碰到不聞不問的家屬，他也多半算了。

曹慶的辦公室裡，還有一張簡陋凌亂的國畫工具檯，他最愛用棉花棒沾墨汁畫畫（當年為植物人塗碘酒治褥瘡後養成的習慣），畫好的作品裱框義賣換了錢，再給植物人添病床。

春暖花開，但創世的植物人還在沈睡，如果你有機會拜訪創世的病房，不要忘記去看牆角有一張保存完整、功成身退的舊衣櫥，還有董事長陳舊的辦公桌墊下，有一張泛黃的紙片，上面寫著：「蜀之僻，有一僧，其一貧，其一富」。

曹慶又哭了，他當下決心要挑起照顧遊民的責任。這些年來，創世天天為遊民發便當，提供生活日常品，農曆年前辦尾牙，並設立專為遊民服務的街友平安站。

帶著植物人和遊民走過十多載的風雨艱辛，如今創世已從當年只有一張舊衣櫥當床的窘境，發展到在全台有六家安養院，收容過四百多位清寒植物人，並照顧五百多位遊民，近年又開辦失智老人收容、老人益智中心服務。

更讓曹慶驕傲的是從當年的七百人開始，創世至今共收到三十一萬人次的捐款；而且每一筆錢全來自平凡的小老百姓，創世沒有向任何大財團拿過一分毫。

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反對潛進課程的麻州衆議員，同時也是立法部教育委員會共同主席之一的安東尼歐尼表示，他將會檢視該計畫，看看是否有能力以簡易的方式讓學生可以免除潛進課程的要求。

不過支持英語潛進課程的人士警告，官員不要企圖作出改變。主要提出潛進課程案的加州富商安茲表示，官員的這些舉動讓他懷疑所謂人民有權以投票來決定任何他們想做的事是否成立，因為立法者似乎可以推翻人民的決定。

曹慶呢？今年已七十多歲的他，頭髮全白，皺紋多了，但不變的是：即使頂著基金「董事長」的頭銜，他仍是最愛用棉花棒沾墨汁畫畫（當年為植物人塗碘酒治褥瘡後養成的習慣），畫好的作品裱框義賣持要散步走去。

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在立法人員考慮變更部分潛進課程計畫的同時，學校行政部門其實是面對問題的最前線。麻州教育廳長維思科表示，他們在這幾天已經接到上百通關於到底如何轉換課程的電話。

反對潛進課程的波士頓學校督察長裴森日前在一記者會中表示，在未來兩年中他們可能將花費300萬元來實行新課程，主要花在訓練教師及購買教科書上，但他認為最大的問題還是在預算緊縮上。

當選麻州州長的朗尼（Mitt Romney），之前支持英語潛進計畫，現在已改口說會設法將該計畫中「教師若不當使用學生母語教學會遭控告」的部分去除。

麻州有68%的選民投票贊成英語潛進課程，也就是從明年秋天新學年起，麻州的公立學校將會實施新的潛進課程，學生在一年的時間後就要到一般英語班上課。

支持新課程者認為以往學生浪費太多時間在雙語教育上，以致學不好英語，但反對者表示，新的課程並沒有提供足夠的資源讓學生學英語。

**舢舨新年特刊將於明年一月十七日出刊
歡迎社區團體、讀者投稿
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(司徒福柱(右)與華美福利會副總裁
Kiyoshi Yu於ABCD年會上。)

波士頓發展動力四十週年慶 暨第二十八屆傑出社區義工頒獎年會

波士頓社區發展動力(ABCD)成立於本月一日於美麗華酒店(Boston Marriott Copley Place)舉行「波士頓社區發展動力四十週年慶暨第二十八屆傑出社區義工頒獎年會」。

此會表揚了麻州各社區所推薦的傑出義工共二十二位，他們平日奉獻時間甚至金錢以促進社區全體人民的生活福祉。此次年會的出席人數近千人，包括聯邦參議員愛德華·甘迺迪(Edward M. Kennedy)、麻州財務長歐布萊恩(Sharron O'Brien)。大會主持人為Fox25電視新聞主播Naama Delaney及Jodi Applegate。華美福利會(Asian American Civic Association, 又簡稱ABCD)執行主席李秋明表示，「司徒福柱長年來擔任華美福利會的董事會成員，將社區資源帶進組織，讓前來求助的亞裔新移民獲得更佳的教育、法律服務及民生資源。例如司徒福柱在華美福利會設立華埠餐飲衛生課程計劃。」李主任認為，「司徒福柱可謂是華埠社區最有貢獻的義工之一。」

波士頓社區發展動力(ABCD)成立於一九六二年，旨在參與國家對抗貧窮的行動。贊助來自福特基金(Ford Foundation)及各方的捐款。今年是波士頓社區發展動力(ABCD)成立的四十週年，長年來以幫助許多中低收入戶的居民脫離貧窮、提高生活水平。其合作夥伴遍布麻州各社區，華埠以提供新移民法律資訊、職業訓練的華美福利會為代表。

聯邦參議員愛德華·甘迺迪在大會中致詞時表示，「今日所表揚的每一個義工都會帶給他們所屬社區的人民不同的希望，也為有志成為義工的人們樹立良好的典範。」之後，甘迺迪也贊揚波士頓社區發展動力(ABCD)表揚為「傑出社區義工」，感謝司徒福柱對社區的貢獻。

司徒福柱(Richard Soohoo)在十一月一日於美麗華酒店(Boston Marriott Copley Place)接受波士頓社區發展動力(ABCD)表揚為「傑出社區義工」，感謝司徒福柱對社區的貢獻。

司徒福柱謙虛地表示，「事實上，華埠裡有許多志願幫助社區提升生活品質的人士。他們雖然沒有被提名，但他們的貢獻與我對社區的貢獻相較是有過之無不及。」

司徒福柱在義工生活之外，是一家中小型保險公司的總裁。妻子為Wanda Lee，供育兩名兒子，各為十八歲及十二歲。(張孟筠)

司徒福柱與華美福利會的關係，可追回到華美福利會創立之初，司徒福柱表示，「在我年幼的時候就認識這個組織，華美福利會的英文名稱當時為

，工作人員及服務對象都是華裔第一代移民。而我本身出生於波士頓，在華埠長大。但當我在十年前被邀擔任董事會成員時才積極參與社區服務的工作。華

士頓社區發展動力(ABCD)每年都幫助了十萬中低收入戶化解貧窮，達到生活安定自我的目標。

(聯邦參議員愛德華·甘迺迪在ABCD年會上致詞。)

司徒福柱受表揚為傑出社區義工

司徒福柱是人生必經之路，有了家庭，有了兒女，家室安泰，樂融融啦！你若想有一位理想的愛侶，請你留心觀看本文一定對你有很大幫助，切勿操之過急，緣份是需要的。

司徒福柱受表揚為傑出社區義工



Moy 告訴新計劃大樓帶來更嚴重的交通問題，這樣嚴重地影響到華埠的生活品質，如空氣污染、交通安全問題了，這樣的新計劃只會讓問題更嚴重。

許多社區居民認為這個計劃不論你喜不喜歡，都會興建。Leung 表示，「這個計劃在公開之前，已完成了百分之九十。」

然而，京盛頓投資公司的總裁表示，「京盛頓計劃早在今年一月初公布，數個月來都在居民的反應下不斷地做修正，例如將停車場建立在地下道、部分的建築物向道路反向挪、拓寬了 Boylston Square 且平價住宅有百分之十上升至百分之十五。」

一些支持京盛頓計劃的社區居民怕若不盡早興建此計劃大樓，那個區域未

Cole 表示，計劃大樓內的七千平方英尺之零售空間將按華埠目前的租金標準出租，可謂是「平價零售空間」。「我們也按不同的收入水準訂立不同的房屋價格標準。」

但是一些社區居民視那些百分之一十至三十的非政府津貼補助屋的居民為促成華埠中產階級化的潛力因素。

Lowe 表示，「會有

這麼多的政府補助住宅是因為數十年前的都市更新，將許多房屋鏟平而作的補償。」

Cole 列出此計劃會帶來的社區福利：發展商將支付改善自由樹公園的費用，五十個平價住宅單位，La Grange Street 將會被拓寬、將有一座公共後院、地下停車場、零售空間將按華埠標準出租，發展商會製作一個 Gaiety Theater 相片集。

關於達百年之久的 Gaiety Theatre，已停用了二十年。建築歷史學家 Steve Jerome 在十月二十九日的公聽會中表示，應該保持這座古跡戲院。

波士頓重建局（BRA）十月二十九日假波士頓公園廣場酒店，為位於華埠的京盛頓住宅發展計畫（Kensington Place）舉辦「環境影響」草案報告（DRIP）公聽會。

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並不是所有的人都認為，此計劃會加速華埠中產階級化。支持京盛頓計劃的人表示，在這個地區已有許多政府津貼住屋，所以這個社區對中產階級化應有免疫力才是。華埠社區委員會共同協調人表示，「中產階級化是一個主觀的概念。許多人老是將自由廣場、京盛頓大樓和千禧年大樓和中產階級化畫上等號。他們將這樣的議題和移民作關聯，認為他們會將華埠居民驅逐到外地。但是，百分之八十的華埠住宅是政府津貼補助屋，如大同村、昆士塔、南灣廣場、公路村等等。而且許多政府津貼補助房屋是長期性的。」

不管以上議題而來自各方的意見多分歧，Kressel 表示「我們都得訴諸法律而行」。

京盛頓「環境影響」報告公聽會紀錄

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建商設計團隊於公聽會中以投影片向民眾介紹整個計畫設計概念，他們將會把 LaGrange Street 拓寬，改成雙向道，讓華埠的交通能更順暢，同時也會改善大樓附近的人行道。另外建商也將拓寬與中華貿易大樓連接的波依士頓廣場，讓整體空間增加，幫助使用該計畫的民眾有更流暢的動線。

波士頓 A-1 區警官利馬表示支持該

計畫，他說他看過該地區太多的犯罪、流鶯、販毒等不法行為，還有色情商店、俱樂部等的營業，他相信此計畫的興建將可改善上述現象。

其他發言者則表示，擔心該計畫興建時將影響一旁中華貿易大樓地下室一些社團的活動，以及周邊的交通，讓華埠已經混亂的交通情況更嚴重。京盛頓計畫負責人柯爾則表示，他們不會影響中華貿易大樓的運作情形。

此外，有不少民眾十分關心 Gaiety Theater 將面臨被拆除的命運。部分為該戲院請命的社區人士說明蓋提戲院的歷史意義及保存價值，希望建商能保留該戲院。不過建商表示，在他們評估後發現兩計畫很難同時進行。

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# Units	Type or BR Size	Household Size	% Income
3	2br	2-4	30%
6	2br	2-4	50%
3	2br	3-6	60%
6	3br	3-6	50%
8	3br	3-6	60%

Maximum Income per Household Size 每戶最高收入

Size	30%	*50%	60%
1	-	-	-
2	17,800	29,700	35,640
3	20,000	33,400	40,080
4	22,250	37,100	44,520
5	24,050	40,050	48,060
6	25,800	43,050	51,660

*Applicants must come from BHA waiting list or have a Section8/MRVP voucher.

申請人必須在 BHA 等待名單上或持有 Section8/MRVP voucher.

Application Pick up Times & Location: Nuestra Properties, 391 Dudley Street, Roxbury, MA 領取申請表的時間和地點：位於麻省 ROXBURY 的 391 Dudley 街的 NUESTRA 地產公司

December 2, 2002	9:00 a.m. - 7:00 p.m.
December 3, 2002 -- December 6, 2002	9:00 a.m. - 5:00 p.m.
December 7, 2002	9:00 a.m. - 12 noon
December 9, 2002 -- December 10, 2002	9:00 a.m. - 5:00 p.m.

Deadline Day/Date/Time: All applications must be into Nuestra Properties by

Tuesday, December 17, 2002, 5:00 p.m.

申請截止日期: 2002 年 12 月 17 日星期二下午 5:00 為止，所有申請表須寄至 NUESTRA 公司 Section 8/MRVP Voucher holders welcome for all 18 units. Eight (8) project based section 8 units are available for families who qualify through the Boston Housing Authority waiting list. Households needing accessible unit have preference for two (2) wheelchair accessible units.

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封面故事

京盛頓大樓價值為何？各方意見不同

(Kensington Place Developer)的投影片在公聽會中，京盛頓發展商展示著藝術家所設計及經過電腦處理過的建築物結構。這樣的景象似乎很吸引人：數棵整齊排列的樹形成一個後院；綠色的頂篷在紐英綸嚴酷的氣候裡保護了過往的行人。美崙美奐的建築物取代了原本半失修的房舍。

除此之外，紅燈區所殘留的一家脫衣舞酒吧及一個專門販賣色情雜誌的書店也將遭鏟除。

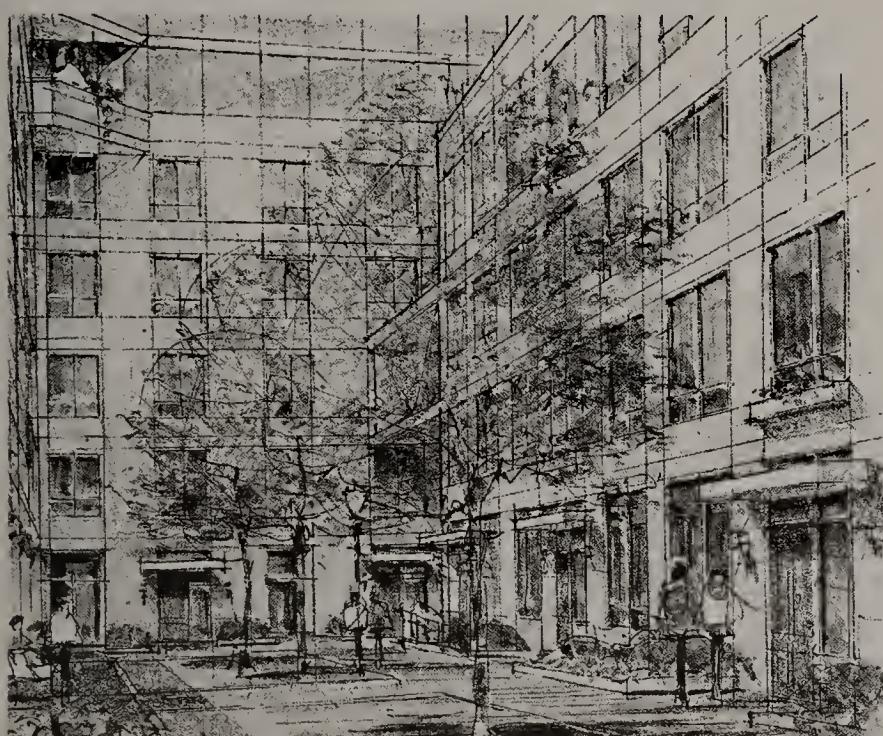
京盛頓投資公司所提出的三十樓高的京盛頓住宅計劃將為華盛頓街及 La Giange 街帶來一股繁榮的氣象。計劃建築物將與二十八層樓高的自由廣場呈對角線相望。

京盛頓計劃大樓處境和自由廣場一樣面臨著來自華埠團體的抗議。抗議團體的訴求在於保衛中城文化區及華埠。吉安大樓位於中城文化區，以華盛頓街和華埠相隔。京盛頓大樓將有一十層樓高，超越了華埠主計劃的標準，而且因計劃用地的需要將移除現有的兩家亞裔商家及成立於一九零八年 Gentry 的戲院。

就像自由廣場的案子一樣，波士頓重建局及市政府對京盛頓計劃大樓的興建是持樂觀及支持的態度。那些當時支持自由廣場的華埠社區委員會的成員們在此時也是一樣支持京盛頓興建計劃。華埠社區委員會的成員暨王氏 YMCA 社區發展主任 Richard Chin 表示「我支持京盛頓計劃大樓，因為現有狀況不是很高水平的鄰居就等於中產階級化」。

但是一些人害怕高水平的鄰居，他們認為「高水平的鄰居就等於中產階級化」。

京盛頓計劃希望擁有一英畝土地的方法激怒了反對群衆。發展商向重建局及區域規劃委員會所提出的計劃範圍包括四周的公共道路，如華盛頓街、Boylston



這個花費一億的計劃將有三百三十六個住屋單位，其中一半的數量是單人臥房公寓，另有三百三十四個停車位。雖然市長要求所有新的計劃大樓必需包含百分之十依重建局標準的平價住宅單位，而肯盛頓的平價住宅單位占百分之一十五。當然，少有人會滿意這樣的平價標準，因為這些平價住宅單位對華埠居民而言並不平價。

「特別計劃發展區」嗎？

「特別計劃發展區」

依官方區域規劃，這個區域的新建築物之高度不能超過一百五十五英尺（約八至十層樓）。要在這個地點建立三十樓高的建築物（勢必超過規定的一百五十五英尺），發展商必需提出興建此計劃需要超過規定高度的理由，以成為被特準加高的「特別計劃發展區」(a Planned Development Area, 或簡稱 PDA)。

據部分反對群衆而言，這點可成為京盛頓發展商之擋箭牌的「特別條款」不難成為訴諸法律的重點。對這個興建計劃持批評態度的人會認爲，這個問題是「

華人前進會的主任駱得理 (Lydia Kiefer) 也承認，若不含這些公共街道，就不能把握京盛頓計劃是否能被歸類為「特別計劃發展區」。

那此反對現有計劃的人一直不能接受發展商為被列為「特別計劃發展區」而呈交的計劃書。在京盛頓投資公司決定將公共街道納入計劃範圍前，他們會想將中華貿易中心 (the China Trade Center) 紳入計劃區內。這個計劃引起社區諸多的不滿。在一一封於一月二十五日寄給重建局的信中聲明，「雖然中華貿易中心不位於「特別計劃發展四號區」內、也不歸屬於京盛頓大樓的所有人，後灣鄰里協會 (the Neighborhood Association of the Back Bay) 不同意重建局及京盛頓投資公司意圖將中華貿易中心列入「特別計劃發展區」內」、「不該允發展商將那個擁有權、控制權都不屬於其的隔壁建築物納入計劃區內好達到「特別計劃發展區」所要求的至少一英畝面積」。

Kiefer 支持京盛頓計劃獲得 Eminent Domain，「在一九五四年，最高法院決定成立重建局，好讓危害居民身心健康的大樓的興建而被迫遷離：一家色情酒吧、一家越南書店、一家專賣色情雜誌的香煙店及一亞裔禮品店將另尋他處發展。那些支持此計劃的人認為京盛頓計劃獲得 Eminent Domain 是當之無愧的，因爲華埠居民所不悅的色情酒吧、色情商店都將被移除。」

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律師表示，「在美國城市要獲得 Eminent Domain 越來越不容易。它原先的目的是爲要去除陋巷。然而，現在卻演變成發展商所利用的工具。」

反對者憂慮的仍是高度、交通及中產階級化的問題。

一些華埠居民和團體認爲這個計劃的大樓的高度和華埠一般建築物的高度差異过大、不和谐。

在華埠居住三十年且是華埠居民協會共同主席的 Marie Moy，「這樣的高度實在是太突兀了。我們確實不喜歡 Glass Slipper 色情酒吧，但是難道我們就必需閉著眼睛讓發展商毫無克制地往上一直蓋大樓嗎？」

華人前進會的 Kye Leung 表示，「

是否符合 Eminent Domain ？

反駁以上的說法，「區域規劃條款說明「特別計劃發展區」的面積必需至少達一英畝。它也允許面積涵蓋計劃區之上」。重建局的傳播主任 Meredith Baumann 贊同肯盛頓計劃這樣的主意，由很多跡象可見他們是持樂觀其成的態度。區域規劃委員會將在公聽會後投票表決。

波士頓鄰里聯盟 (the Alliance of Boston Neighborhoods) 的副總裁在十月二十九日的京盛頓計劃公聽會中表示，她不認爲這個主意是公平的。她繼續表示，「一個需要非常明白的要點是京盛頓計劃並沒有符合「特別計劃發展區」所要求的條件，因爲它並沒有達到一英畝的面積。」特別計劃發展區條例的設立宗旨在允許較大的發展計劃一些彈性空間。然而肯盛頓計劃是濫用了這項條款，根本是違反了法律原本的實質意義及精神。「特別計劃發展區」條例是爲有更好的計劃而設，而非拿來作斂財的工具」。

然而，那些反對的人士害怕京盛頓計劃會爲將來想要被歸類於「特別計劃發展區」的新計劃案設一個模仿前例：只要包含公共街道，就容易使計劃面積達一英畝。

Kiefer 也承認，若不含這些公共街道，就不能把握京盛頓計劃是否能被歸類為「特別計劃發展區」。

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（國家對私人產業的支配權）而不滿。在麻州七十九條法律 (Chapter 79 of Massachusetts' General Laws) 中闡明 Eminent Domain 只用在爲公共謀福利的建設如學校或會議中心，而允許這些建設動用私人房產。Kiesel 表示，重建局被授權有給予發展商 Eminent Domain 的權力，目的是爲要去除頹廢、枯萎的區域一而不是搶奪一個私人財產，再將那份財產



(京盛頓計劃圖區目前的景象)

·由美洲銀行贊助的「銀行理財之道」講座，將於十一月二十一日（星期四）下午五點半至六點半於華埠美州銀行總部（夏里臣街六十八號）舉行。

講座內容包括：用銀行戶口的好處、各種不同的支票戶口、戶口費用、開戶須知、開支票須知、提款卡的用途、保存支票戶口紀錄及戶口紀錄與銀行月結單的核對。

·華美福利會將在十一月二十六日（星期二）上午十點三十分至下午十二時三十分，於華美福利會總部（華埠天滿街二百號），舉行「認識職業訓練課程及職業中心」，主講人為 Mr. Santesh Bhendaray 及鄧小姐。費用全免。請前往華美福利會或電 617-426-9492 ext121。

·華美福利會將在十一月二十七日（星期三）上午十一時至下午十二時三十分，於華美福利會總部（華埠天滿街二百號），舉行「糖尿病的預防與治療講座」，主講人為糖尿病中心的醫師。活動免費。詳情洽 617-426-9492 ext122。

社區簡訊

波士頓管理學院的張森林表示，除了目前進行的護理訓練課程，協助護理人員就業以因應美國護理人員短缺的工作之外，他們並擔負起中美醫療衛生行政及醫院管理經驗學術交流中介的角色，提供中國大陸醫療衛生高層管理人員各種培訓課程。

·威廉斯律師事務所移民處 Thomas F. Williams Associates, P.C. 將於十九日（星期二）晚六時至七時，在昆西市 Thomas Crane 公立圖書館（40 Washington St., Quincy）舉行免費移民知識講座，介紹移民簽證、家庭關係優先移民，九一後的美國最新移民政策及趨勢。主辦單位聯絡電話為：(617) 847-4200。

·位於摩頓市的十六藝廊將於即日起至十一月八日止舉辦名為「the First Attempt」畫展，共有十九位畫家參加。

該藝廊負責人陳素表示，這次畫展請到羅倫·歐尼爾擔任評審人。歐尼爾長期從事藝術行政及教育方面的工作，近來擔任阿靈頓藝術中心主任。這次畫展是由實際成品來評選出參展作品。

·由摩頓市 MATV 主辦，名為「Ambiance」的畫展，日前假該電視台舉行開幕茶會。該畫展共有九名藝術家參展，主題環繞著自然、大地，由陳素負責評選作品。

該畫展活動主任安·多索蘿絲表示，該次的展覽是他們一系列畫展的第一炮，他們自摩頓文化議會拿到一筆經費，利用目前已經是個社區交流中心的場地來做展覽，希望讓社區民衆有機會免費接觸到更多的藝術。未來計畫邀請一些業餘畫家，如學生或是老人，或是一些特殊團體展示作品。

·紐英奇醫療中心將於十七日（星期日）上午十時至下午二時假該中心正廳大堂舉辦亞裔癌症保健日。活動項目包括免費癌症篩檢（皮膚及口腔）、網路資訊、互動視聽學習、骨髓捐贈等，同時將有免費茶點招待以及每半小時抽獎活動，獎品由美洲銀行贊助。有關詳情可洽 Betty Yau (617) 636-4363。

·波士頓管理學院於上周末（十一月九日）假摩登市密斯提克谷老人服務中心舉辦了一場三小時的「美國註冊護士培訓就業方案」說明會，由波士頓管理學院副院長莫菲（Barbara Murphy）就非英語系國家培養的護理人員如何取得證照資格，在美國從事護理工作，以及該學院所提供的訓練課程，做了詳細的解說。

相對於其他專業而言，外國護士在美國參加專業執照考試的資格認定要寬鬆許多，應考者須先經過 CGFNS（外籍護理學校資格鑑定委員會）的專業認證，CGFNS 規定註冊護士（RN）需繳交兩年護理學校就學的成績單，職業護士（LPN）需要一年的成績單。通過國家註冊護士執照考試（NCLEX-PN）或國家職業護士執照考試（NCLEX-DRN）之後，麻州政府對於護士資格的另外要求是 550 以上的托福成績及一份良好品格的自述書。

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